

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 45 Greenview Rise, Ocean Grove Vic 3226
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$970,500 Property Type House Suburb Ocean Grove

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Seascape Dr OCEAN GROVE 3226	\$1,250,000	01/03/2024
2	103 Oakdean Blvd OCEAN GROVE 3226	\$1,250,000	22/03/2024
3	2-4 Allanwood St OCEAN GROVE 3226	\$1,200,000	25/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22/04/2024 16:53

45 Greenview Rise, Ocean Grove Vic 3226



 4  -  2

Rooms: 2
Property Type: House
Land Size: 544 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
March quarter 2024: \$970,500

Comparable Properties



21 Seascape Dr OCEAN GROVE 3226 (REI) [Agent Comments](#)

 4  3  2

Price: \$1,250,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 512 sqm approx



103 Oakdean Blvd OCEAN GROVE 3226 (REI) [Agent Comments](#)

 4  3  2

Price: \$1,250,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 476 sqm approx



2-4 Allanwood St OCEAN GROVE 3226 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,200,000
Method: Private Sale
Date: 25/02/2024
Property Type: House (Res)
Land Size: 555 sqm approx

Account - Fletchers | P: 5258 2833



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